

**AGENDA  
CITY OF PLEASANT HILL  
ARCHITECTURAL REVIEW COMMISSION**

**January 5, 2006  
5:00 P.M.**

Small Community Room, 100 Gregory Lane, Pleasant Hill, CA 94523 [www.pleasanthill.ca.gov](http://www.pleasanthill.ca.gov) (925) 671-5209

**CHAIR: PAMELA SIMONDS**

**VICE CHAIR: GEORGE CORRIGAN**

**MEMBERS: JOHN HART, THOR SCORDELIS, RICHARD STANTON**

If the applicants or their representative fail to attend the meeting concerning their application, the Architectural Review Commission may take action to deny the application. Upon receipt of written notification of the applicant's inability to attend, continuance of the public hearing may be considered. An appeal of the decision or conditions of the Architectural Review Commission must be filed with the City within ten days of the mailed notice of decision.

**CALL TO ORDER**

**ROLL CALL**

**PUBLIC COMMENT**

The public is welcome at this time to address the Architectural Review Commission on any subject, with the exception of scheduled items. Comments are limited to three minutes per speaker.

**ANNOUNCEMENTS**

**MINUTES**

[December 1, 2005](#)

**ITEMS**

1. ARC 02-014, MONTANARA APARTMENTS – REVISED PLANS II, 3202 BUSKIRK AVENUE, 205 & 207 COGGINS DRIVE (30 minutes)

The applicant, JMS Development Partners, is requesting the Architectural Review Commission to review and approve revisions to the exterior elevations of a previously approved Architectural Review permit. The approved project will be a 156-unit apartment complex on a 4.14-acre site, located at 3202 Buskirk Avenue, 205 and 207 Coggins Drive, on the northeast corner of Coggins Drive and Buskirk Avenue. The project site is zoned *PUD-Planned Unit Development*. Assessor's Parcel Numbers are: 148-100-061 & 062.

Property Owner: 207 Coggins Dr. Associates, LLC / Applicant: JMS Development Partners

[Staff Report](#)  
[Attachments](#)

2. ARC 05-003, RAINBOW ESTATES, 265 OAK PARK LANE (45 minutes)

The applicant, Lenox Homes, LLC, is requesting approval of a plan to construct 5 detached single-family dwellings on a 2.24-acre site located at 265 Oak Park Lane, on the east side of the street, south of the intersection of Oak Park Boulevard and Oak Park Lane. The site is zoned *R-10 Single Family Residential*. Assessor's Parcel Number: 170-030-012.

Property Owner: Robert P. Dathe / Applicant: Lenox Homes

[Staff Report](#)  
[Recommended Conditions of Approval](#)  
[Revised Project Plan](#)  
[Tentative Subdivision Map](#)  
[Landscape Plan](#)  
[Applicant's letter dated December 21, 2005](#)  
[Material Sample Sheets](#)  
[Arborist Report](#)  
[December 15, 2005 Staff Report \(without attachments\)](#)

**DISCUSSION**

1. DRAFT DESIGN GUIDELINES (RESIDENTIAL AND COMMERCIAL)

Planning staff requests the Architectural Review Commission conduct a study session to review and discuss the Draft Outline for Design Guidelines. In addition, Planning staff encourages comments and direction for editing the document with the purpose to generate guidelines that may subsequently be adopted by the Commission. The document's main intent is to establish general design guidelines and design objectives for an applicant to use in designing project sites.

[Staff Report and Guidelines](#)

2. ARCHITECTURAL REVIEW COMMISSION MEETING LOCATION

The Commission will discuss the option of relocating all future meetings to the adjacent large community room. Discussions will also focus on preferred room arrangement.

**UPCOMING PROJECTS AND FUTURE MEETINGS**

**ADJOURNMENT**

Adjourn to a regular meeting of the Architectural Review Commission on January 19, 2006, at 5:00 P.M., in the Small Community Room, 100 Gregory Lane, Pleasant Hill.